

**TOWN OF EASTON, MARYLAND**  
**Easton Town Hall**  
**14 S. Harrison Street**

May 5, 2009

**PRESENT AT CONVENING**

8 Mayor Robert C. Willey	11 Councilmember Scott R. Jensen
9 Council President John F. Ford	12 Councilmember Leonard E. Wendowski
10 Councilmember Kelley K. Malone	13 Councilmember Moonyene Jackson-Amis

**IN ATTENDANCE**

Also in attendance were the Town Manager Mr. Karge, Town Attorney Ms. VanEmburch, Assistant Town Attorney Patrick Fitzgerald, Town Planner Mr. Hamilton, GIS Analyst for Planning and Zoning Mr. Zach Smith, Councilmembers Elect Mrs. Megan Cook and Mr. Pete Leshner and Town Clerk Ms. Ruf.

**CONVENING**

At 7:00 p.m., President Ford called the meeting to order.

Mr. Jensen opened the meeting with prayer and led the audience in the Pledge of Allegiance.

**APPROVAL OF MINUTES**

Upon motion by Ms. Jackson-Amis seconded by Mr. Jensen and carried unanimously; minutes of the April 20, 2009 meetings were approved as written.

**ITEMS BY MAYOR WILLEY**

Mayor Willey advised that a grant has been awarded to Easton Parks and Recreation from the Maryland Department of Natural Resources in the amount of \$69,000; contingent on the Board of Public Works for Waylands Park improvements.

Ms. VanEmburch has started the due diligence work on the previous Public Works site at Easton Point.

Mayor Willey stated that the Public Works mechanics have started servicing the police cruisers at the new facility.

**BOARDS AND COMMISSIONS APPOINTMENTS**

Mayor Willey asked for consideration for the following reappointments:

Mr. Roger Bollman	Historic District Commission for a three year term expiring 4/5/2012
Ms. Lena Gill	Historic District Commission for a three year term expiring 3/18/2012
Mr. Mac Brittingham	Historic District Commission for a three year term expiring 4/5/2012
Ms. Pam Gates	Affordable Housing Board for a two year term expiring 5/16/2011

Upon motion by Ms. Jackson-Amis seconded by Mr. Wendowski and carried, the appointments were approved.

Mayor Willey advised that Mr. Leshner's seat on the Historic District Commission will be vacated.

**COMMENTS FROM DEPARTING COUNCIL MEMBERS**

Mr. Jensen stated that he was grateful for the last eight years and he feels the council has accomplished some things and dealt with a lot of development. He said this council has raised the bar and worked with the County Council to keep the hospital in Easton. Mr. Jensen said he will miss his colleagues and it has been an honor to serve with Mayor Willey. He congratulated President Ford, Mrs. Cook and Mr. Leshner.

Ms. Jackson-Amis read a statement into the record thanking the Council for some of the good times and the difficult ones. She thanked those in Ward 4 that she has had the privilege to serve. She discussed a memo recently sent to the Attorney General's Task Force regarding what she believed to

1 be voting irregularities during the recent election asking for legislative action. Ms. Jackson-Amis  
2 congratulated Mrs. Cook, Mr. Leshner and President Ford.

3  
4 **ADMINISTRATION OF OATH OF OFFICE TO NEWLY ELECTED COUNCIL MEMBERS**

5  
6 Mayor Willey administered the Oath of Office to newly elected President of the Council John F. Ford  
7 for a term of four years, Councilmember for Ward II Ronald E. (Pete) Leshner for a term of four years  
8 and Councilmember for Ward IV Megan M. Cook for a term of four years.

9  
10 Mayor Willey stated that budget hearings will be next Tuesday and Wednesday at 6:00 p.m. The  
11 proposed budget will be distributed this evening.

12  
13 President Ford welcomed Mr. Leshner and Mrs. Cook.

14  
15 **MR. MILES CIRCO, AFFORDABLE HOUSING BOARD DISCUSSED CONTRACT FOR**  
16 **HOUSE ON ELM STREET**

17  
18 Mr. Circo stated that Ms. Gail Graham has been awarded with the right to purchase one of the  
19 affordable housing board's homes and will enter into a contract with Elm Street Development,  
20 developers of Easton Village and will expect settlement to occur 30 to 45 days. He thanked USDA  
21 Rural Development Program for the loan program.

22  
23 President Ford thanked Mr. Sampson for helping to find a successful applicant for this program.

24  
25 **ITEMS BY THE TOWN MANAGER**

26  
27 Mr. Karge invited the public to the Open House for the new Public Works facility; 9030 Bryan Drive,  
28 Thursday 10:00 a.m. to 1:00 p.m. Tours will also be scheduled for the former Public Works building  
29 which has recently been used for police training purposes.

30  
31 Mr. Thomas advised that the Maryland Historic Trust will be giving an award to Ms. Polly Shanahan  
32 for Preservation Services May 29 at 6:00 p.m. in Baltimore at the Freemont Hotel.

33  
34 **LETTER FROM MS. KAREN HARRISON, PROPERTY MANAGER, COOKE'S HOPE**  
35 **REGARDING TRASH COLLECTION IN THE COMMUNITY OF COOKE'S HOPE**

36  
37 Mr. Karge stated that the staff has recommended unanimously that this request be strongly denied. He  
38 stated that if the original application was approved as a PUD with all that is entailed to get through a  
39 PUD, the applicant should not come after the fact and change the rule. He stated that this could also  
40 present some precedential problems for the Town in the future with other PUDs. Mr. Karge stated that  
41 the property owners would be subject to municipal solid waste fees that they are not charged for now.

42  
43 Discussion occurred regarding the phase in cost proposed by Cooke's Hope.

44  
45 Mr. Karge stated that there have been two instances prior to this where applicants have asked to change  
46 their PUDs and both requests have been denied.

47  
48 President Ford stated that this request would not be acted on tonight.

49  
50 Ms. Harrison stated that she is representing the homeowners and is not totally cognizant of what the  
51 developers agreed upon. She stated that they are looking for some subsidy from the Town to offset  
52 some of their costs. Ms. Harrison asked to see the ordinances.

53  
54 **PUBLIC HEARING ON THE REQUEST OF MARC MARROCO OF THE STOP AND SHOP**  
55 **SUPERMARKET COMPANY ON BEHALF OF THE OWNER, THE EASTON SHOPPES**  
56 **BUSINESS TRUST. THE PROJECT IS TO CONSTRUCT AN EIGHT (8) PUMP FUEL**  
57 **FACILITY ASSOCIATED WITH THE GIANT GROCERY STORE TO BE LOCATED**  
58 **WITHIN THE EXISTING PARKING AREA. THE SHOPPES AT EASTON SHOPPING**  
59 **CENTER IS LOCATED BETWEEN ELLIOTT ROAD AND TEAL DRIVE**

60  
61 At 7:45 p.m., President Ford opened the Public Hearing scheduled for 7:15 p.m.

62  
63 Mr. Zach Smith, GIS Planner introduced the applicant and discussed the plans. He stated that the  
64 Planning & Zoning Commission at the March 19 meeting voted 4 to 1 to approve the project  
65 associated with the Giant Grocery Store to be located within the existing parking area. They found the

1 project to be consistent with the Comprehensive Plan and appropriate, functional and not too intensive  
2 for the site.

3 Mr. Wendowski asked for the site plan for the entire shopping center including Wal Mart which he  
4 feels impacts on this site.

5  
6 The Town Attorney discussed the Planned Unit Development approved in the 1990s. She stated the  
7 applicant is requesting an amendment to the development. She stated the Zoning Ordinance has  
8 specific findings necessary to review to grant the amendment to the application. She discussed the  
9 process and stated that PUDs are discretionary acts of the Council. If all the standards are met, it still  
10 does not mean it has to be granted; there is no obligation but a benefit to the applicant/developer.

11  
12 Mr. Ford stated that he would like to leave the public hearing open in case there are questions for the  
13 applicant at the next meeting.

14  
15 Mr. Dean Smith, Civil Engineer for Vanasse Hangen Brustlin, Inc. described the project. He discussed  
16 operations and fuel deliveries. Mr. Smith stated that they are proposing an eight pump fuel facility with  
17 additional green space and reducing the impervious coverage. Mr. Smith stated that it will be located  
18 adjacent to one of the main entrances to the center. There is no plan for alternative or diesel fuels at  
19 this time. There will be a canopy over where the fuel will be located and a kiosk which will provide  
20 housing for the attendant which is on site the entire time the facility is open. He stated that the  
21 architecture will be consistent with the existing shopping center.

22  
23 Mr. Leshar asked how this would not generate more traffic.

24  
25 Mr. Smith stated that the information is based on actual observation and traffic counts at existing sites.

26  
27 Ms. Malone discussed the overwhelming negative response from the community.

28  
29 Mr. Smith addressed the parking concerns.

30  
31 Mr. Wendowski asked if the radius would be such that the fire trucks would have the capability to  
32 enter.

33  
34 Mr. Smith stated that the fuel delivery trucks are larger than the fire trucks and can come through  
35 without any problem.

36  
37 At 8:12 p.m., President Ford opened the Public Hearing for public comments.

38  
39 Mr. Walt Johnson, 308 Spring Drive stated that there are five gas stations in close proximity and he  
40 does not think the town needs an additional gas station in the area. He discussed his concern with the  
41 challenge of traffic flow.

42  
43 Mr. Tim Bishop, owner and operator of Easton Marketplace Exxon stated he has been in retail gas  
44 business for over 30 years. He stated that the type of business proposed would be operated as a  
45 membership club. Mr. Bishop stated that this puts pressure on independent dealers.

46  
47 Ms. Libby Dawkins, 11 N. Thorogood Lane asked for clarification if the road separating Wal Mart and  
48 The Shoppes at Easton is private.

49  
50 President Ford stated that it is a private road and has never been deeded to the town.

51  
52 President Ford stated that the Public Hearing would be continued at the following meeting. Written  
53 comments can be forwarded to the Town office.

54  
55 **MEMO REGARDING COUNCIL CONSENSUS ON THE LAKELANDS REQUEST FOR**  
56 **ARCHITECTURAL CHANGE**

57  
58 President Ford asked the new council members to review the minutes and the taped recordings of that  
59 public hearing prior to the next meeting in order to provide the Town Attorney with a consensus at the  
60 next meeting.

61  
62 **TOWN MANAGER DISCUSSED BUDGET**

63  
64 Mr. Karge distributed the operating and capital budget FY2009. He stated that this is the detailed  
65 schedule and the actual budget is in the form of a resolution which summarizes all these pages. Mr.

1 Karge stated that workshops will be conducted next week Tuesday and Wednesday 6:00 p.m. – 8:00  
2 p.m. with department heads in an informal manner; open to the public with the press invited. He stated  
3 that the budget is currently balanced. Mr. Karge stated that the detailed budget is at the front counter.  
4  
5 Mayor Willey stated that any additions to the budget have to have appropriate revenue. Raising taxes is  
6 not an option. He discussed negotiations with health benefit providers. He stated that there is only one  
7 new hire being considered and that is a mechanic for public works.  
8

9 **ITEMS FROM MEMBERS OF THE COUNCIL**

10  
11 Ms. Malone discussed upcoming community events.

12  
13 Mr. Leshner stated that he is looking forward to working for the citizens of Easton.

14  
15 Mr. Wendowski welcomed the new council members.

16  
17 Mrs. Cooke stated that she appreciates the opportunity to be here and represent Ward IV and looks  
18 forward to working with everyone.

19  
20 Mr. Ford thanked everyone for a terrific turnout at the polls on Election Day.

21  
22 **ORDINANCE NO. 552, “AN ORDINANCE OF THE TOWN OF EASTON AMENDING**  
23 **ORDINANCE 492 WHICH APPROVED AMENDMENTS TO THE APPLICATION**  
24 **APPROVED BY ORDINANCE 427 FOR REMCO PROPERTIES LLC CONCERNING THE**  
25 **PLANNED UNIT DEVELOPMENT (“PUD”) ZONING DISTRICT KNOWN AS WATERSIDE**  
26 **VILLAGE”**

27  
28 Ms. VanEmburch distributed Ordinance No. 552.

29  
30 President Ford introduced Ordinance No. 552 for a first reading.

31  
32 **ADJOURNMENT**

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34 Upon motion by Mr. Wendowski seconded by Mr. Leshner and carried unanimously; President Ford  
35 adjourned the regularly scheduled meeting at 8:44 p.m.

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38 \_\_\_\_\_  
Kathy M. Ruf, Town Clerk